



MINUTES

Wednesday, May 4, 2022: 6:00 PM

Town Council Agenda Meeting

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

Mayor Haney called the meeting to order.

The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; and Ann Petersen.

Absent: Bill Pate

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons advised the Council that the town is not streaming the meeting live due to a camera malfunction. Repairs are estimated to take approximately 5 weeks due to issues with acquiring parts.

Town Manager Parsons shared that a call was received early this morning reporting water near a town watermain. Town crews responded and found a leak at a joint and performed a temporary patch until they could permanently fix the leak tomorrow.

Town Engineer James Michel received a phone call from the Department of Transportation (DOT) regarding the removal of the concrete median at E. Morganton and May Street. The town has contacted DOT to ask them to reconsider their decision.

Town Manager Parsons asked the Council for a decision regarding placement of the Public Comment Period within the Regular Business Meeting.

Town Manager Parsons reviewed the agenda.

3. PRESENTATIONS FOR AGENDA MEETING

a. AR-09-22 Pinehurst Surgical Center Site 3N

Harold Dean Peacock on behalf of Morganton Park Realty, LLC requests approval of an Architectural Compliance Permit for a 52,905 square foot medical office, located in the planned development known as Morganton Park North and owned by Pinehurst Medical Group, LLC.

Jennifer Hunt, Planner I presented the application and staff report to the Council.

Harold Dean Peacock, on behalf of the applicant, Morganton Park Realty, LLC. is present to answer questions.

Discussion ensued

b. AR-11-22 Old Morganton Park South Outparcel 2

Barry Byrd Architecture and Bradford Equities II, LLC request approval of an Architectural Compliance Permit for a 6,760 square foot commercial retail building in Morganton Park. Jennifer Hunt, Planner I presented the application and staff report to the Council. Barry Byrd of Barry Byrd Architecture was present on behalf of CPGKRE Pinehurst Lowes Outparcels, LLC. to answer questions. Brian Wilburn, Civil Engineer for the applicant, responded to questions from the Council regarding the spacing and design of the parking lot. Discussion ensued

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. PD-04-22 St. John Paul CDP

Mr. Pete Bogle has submitted a Conceptual Development Plan application to allow a private school, athletic fields, cemetery, rectory and religious institution. The subject parcels are currently zoned RE (Rural Estate) and are identified as PARID 00038409, 00991755, and 10001608. This public hearing was opened and held on April 12 and continued to May 10. Hearing PD-04-22 St. John Paul CDP is being continued from the April Regular Business Meeting. There are no updates from staff at this time.

b. MSD 01-22 Creation of a Municipal Service District Under NCGS Article 23 Chapter 160A to Fund Parkway Improvements Related to a Reimbursement Agreement.

A Municipal Service District (MSD) is proposed in the area between W. Morganton Rd. and 15-501. Following this hearing, state statutes require two votes by the Council to establish the MSD. Town Manager Parsons reviewed the MSD-01-22 request and noted that the Council will be asked to vote on this subject in Item 5e later in the meeting.

c. Initial Presentation of the Fiscal Year 2022-2023 Budget

Town Manager Reagan Parsons will present the proposed FY 22-23 budget. This is the first of two public hearings, prior to the proposed adoption on June 14. Town Manager Parsons gave a brief overview of the item for Council.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

Town Manager Parsons gave a brief overview of the Proposed Action Items on the Agenda, elaborating on Item 5d due to changing numbers and because the final agreement is still being refined by the attorneys, so Item 5d will be postponed to the June Regular Business Meeting.

a. Consider AR-09-22: Pinehurst Surgical Center Site 3N

Harold Dean Peacock on behalf of Morganton Park Realty, LLC requests approval of an Architectural Compliance Permit for a 52,905 square foot medical office, located in the planned development known as Morganton Park North and owned by Pinehurst Medical Group, LLC.

b. Consider AR-11-22: Old Morganton Park South Outparcel 2

Barry Byrd Architecture and Bradford Equities II, LLC request approval of an Architectural Compliance Permit for a 6,760 square foot commercial retail building in Morganton Park.

c. Consider Ordinance #1988: Charter Amendment to Conduct Nonpartisan Municipal Elections Using the Plurality Method

NC General Statutes permit the Town to amend its Charter to change the type of elections. The Council received public comment on the proposed amendment, in accordance with G.S. 163-292, during the April 12th Council meeting.

d. Consider RA-01-22: Reimbursement Agreement with Midland Atlantic, LLC for Infrastructure and Expenses Related to the Initial Oversizing of a Parkway Between Morganton Road and 15/501

This agreement details the reimbursement requirements for the parkway to be constructed within the W. Morganton Road/15-501 MSD.

e. Consider MSD-01-22: Initial Adoption of a Municipal Service District (MSD) for the Purpose of Funding a Parkway & Associated Infrastructure Between Morganton Road and 15-501

This is the first of two votes required by the Town Council to create a MSD between W. Morganton Rd. and 15-501.

6. REVIEW CONSENT AGENDA FOR UPCOMING BUSINESS MEETING

Town Manager Parsons reviewed the Consent Agenda for the Council.

Asst. Town Manager Jessica Roth spoke to the Council clarifying the request for condemnation at 875 Clark Street. The original complaint received by town staff was on both 865 and 875 Clark Street, but upon inspection, town staff didn't feel the property at 865 Clark Street was in such a deteriorated condition as that at 875 Clark Street, so only the one property was included on the request for condemnation.

Items Added to the Consent Agenda

- April Town Council meeting minutes (4 sets) for approval.
- A resolution to consolidate water systems serving the Carolina or Caropines. Town Manager Parsons reviewed the resolution request and gave a history of the project.
- Ordinance requesting a Budget Amendment for the Pennsylvania/PeeDee Water Line Replacement due to rising construction costs.
- Ordinance authorizing the Donation of Playground Equipment from Rounds Park.

a. Condemn the Unsafe Structure at 875 Clark Street and Authorize the Expenditure of \$9,850 for Demolition Work

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb request that Council condemn this unsafe structure and authorize the expenditure to proceed with demolition.

7. ADJOURNMENT

After discussion by the Council, it was decided to keep the Public Comment Period at the beginning of the Town Council Regular Business Meeting with a 3 minute time limit per speaker. Clarification also needs to be made at the beginning of the meeting that those people wishing to speak on an item on that meeting's agenda wait until that item is before the Council to speak.

Upon a motion by Councilmember Petersen, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 7:13 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk